

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Michele Petrone

Debtor(s)

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Movant

vs.

Michele Petrone

Debtor(s)

Francis C. Stellman

Co-Debtor

WILLIAM C. MILLER, ESQ.

Trustee

CHAPTER 13

NO. 12-17178 AMC

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 26th day of June , 2018, upon failure of Debtor(s), Co-Debtor, and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay and Codebtor Stay is granted, and the automatic stay of all proceedings as provided under Section 362 Title 11 of the United States Code, as amended (the Bankruptcy Code), and the codebtor stay as provided under Section 1301 of the Bankruptcy Code, are modified as to Movant, with respect to the subject premises located at 1315 Ardsley Road, Swarthmore, PA 19081 (“Property”), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure.



Ashely M. Chan
United States Bankruptcy Judge

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